

Town of Mendon Planning Board

Architectural Design Review Guidelines for Commercial and Mixed-Use Developments in Section 5.05, Village Center District, of the Mendon Zoning By-Laws



***These Design Guidelines are a supplement to the Mendon Zoning By-Law Section 5.05, Village Center District.**

Architectural Design Review Guidelines

Architecture and planning can either enhance or undermine the quality of life. Well-designed buildings in well-planned communities can bring people together and make life better. Alternatively, bad architecture in a poorly planned place can separate people and make life less attractive. These guidelines provide explanatory material and detail in conjunction with the proposed Section 5.05, Village Center District, of the Mendon Zoning By-Laws. The design standards for future commercial development in this district will reflect the traditional New England heritage of the area. They will help to attract customers to the area and encourage economic revitalization.

Purpose of the By-Law

- Promote economic development with the virtues of a traditional New England village;
- Manage new construction so that it is compatible with village character;
- Maintain a consistently high aesthetic design standard throughout the District;
- Encourage the growth of the local economy and jobs, including development of flexible space for small and emerging businesses.
- Opportunities for start-up and studio type small businesses are recognized as a potential business development strategy in the Village Center District;
- Preserve the District's unique historical assets;
- Encourage adaptive reuse of abandoned, vacant, or underutilized structures;
- Manage vehicular traffic; and
- Comply with Mendon's Master Plan.

The Top 10 Elements for Successful Pedestrian-Friendly Commercial Buildings Are:

- A modest building scale.
- An orientation toward the street, with maximum frontage on the street.
- Close proximity to the street.
- Parking behind or to the side of the buildings.
- A place for pedestrian amenities such as plazas and benches.
- Big windows on the ground floor, with no blank walls.
- A broken-up roof-scape.
- Use of natural materials such as wood, brick, or stone.
- Camouflaged large parking areas, storage spots, and mechanical equipment.

Examples of Corporate Architecture That Respect Traditional New England Heritage



McDonalds in Lexington, MA



Dunkin Donuts in Lexington, MA

Types of Architecture That Are Encouraged Illustrations of Commercial Blocks



Types of Architecture That Are Discouraged



Avoid expansive parking lots in front of the commercial building. Avoid strong horizontal emphasis in facades which contain multiple stores.



Avoid monotonous walls with little architectural detailing on any side of the building.



Avoid structures whose architecture does not reflect New England character.



Avoid unbalanced composition of architectural details. Do not ignore the relationship between upper and lower façade elements.

Design Guidelines

Design, Massing, Scale, & Proportions

Building design should incorporate features that add visual interest to the building while reducing the appearance of bulk or mass. Buildings should avoid long, uninterrupted, blank walls or roofs on their visible facades. They also should avoid long expanses of repetitive architectural elements. Whether symmetrical or asymmetrical, the buildings facades should be balanced in their composition. With the objective of maintaining a small-town character, buildings should appear to be modest in scale, relating to the scale of the immediate surroundings. The massing of larger commercial buildings should be deemphasized by the use of projecting and recessed sections, to reduce their apparent overall bulk.

Reduce the apparent scale of the building by introducing small-scaled architectural features, creating an irregular, albeit balanced, footprint and breaking the roof-scape with dormers, gables, or changes in roof direction. Use architectural elements like openings, sills, shutters, chimneys, columns, and other features to establish human scale at the street level.



A good example of an active commercial building – visually interesting, balanced, modest in scale and with many architectural elements.

Architectural Style and Detail

Buildings may be either traditional in their architectural character or a contemporary expression of traditional styles and forms. Buildings should articulate the line between the ground and upper levels with a cornice, canopy, balcony, arcade or other architectural features. The cornice and/or parapet is an area where architectural detail and materials are important, as they can add distinctiveness and visual emphasis to a building, but they should be consistent with the body of the design in scale and detail.

The use of special architectural elements, such as but not limited to towers & turrets, window shutters, chimneys and dormers etc., is encouraged at major street corners to accent structures and provide visual interest.



Visually interesting roof of a commercial building.



Cupola.

Visually appealing façade in the Greek Revival architectural style.



Mixed Use

Mixed Use provides a number of benefits for the community. These include the creation of housing opportunities that include the provision of smaller units for individuals and households in close proximity to retail services. Mixed Use provides the community with a wider range of goods, services and experiences all in one location. Allowing residential units above shops is a way to increase connectivity and choice. It also reduces trip generation rates which reduces reliance on the automobile.



Entrances

Architectural detail should be incorporated into the ground-floor façade to create an easily identifiable and welcoming entrance. Doors and entryways should highlight distinctive stylistic features of the traditional storefront designs typical of New England town centers ranging from the Colonial Period (1670-1720) through the Federal, Greek Revival, and Victorian Periods leading to the turn of the century. The architectural style of the structure should be compatible with one of these target periods.

The entrances should also address the primary street. When rear parking is provided, the provision of a secondary rear entrance and pleasing rear facade is strongly encouraged. The design of the rear entrances and facades should be appropriately detailed to provide an attractive appearance, but should not be overly embellished to compete with the main storefront.

Where a new building is to be located on a corner, each side visible from a street should be considered a primary storefront façade and incorporate these fenestration patterns, unless doing so would unduly obtrude into a primarily residential street.



Corner building with attractive entrances and windows facing both major streets.



Greek Revival entrance.



Victorian era entrance.

Storefront

Well-designed storefronts add vitality to the streetscape, encouraging pedestrian as well as vehicular traffic. Retail storefronts should make generous use of glass, face the street or sidewalk and not be obstructed by piers or other features that block view of the display windows. Appropriately scaled signage and lighting will further enhance the storefront's appearance.



Roof Types

It is characteristic of traditional New England architecture that smaller scaled structures have roofs that are sloped and articulated with dormers, chimneys, gables, cupolas, etc.

Larger structures likewise can benefit from similar treatment that breaks up the massing into appropriately scaled elements. Dormer styles shall be like those found in traditional New England architectural styles. Flat roofs on commercial or Mixed Use structures should have a roof line that projects outward from the building surface as a decorative cornice or parapet.



Windows

Arrangement of windows on the wall should be architecturally related to the style, materials, colors, and details of the building. Windows and door openings should be proportioned so that verticals dominate horizontals. To the extent possible, upper-story windows should be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.

First-floor window and display design should create a feeling of transparency on the ground floor of the building. This is welcoming to pedestrians. Window displays are encouraged, but visibility into the building from the sidewalk should be maintained. With the exception of retail storefronts, windows shall be double hung with Mullions (dividers of panes of glass) where possible.



Vertically-aligned windows and entrances



Window with mullions



Window with shutters

Materials and Colors

Building finish materials shall be appropriate to traditional architectural styles typical of New England town centers in the above described target period. These materials may include, but shall not be limited to, brick or high quality brick- face, wood, stone or high quality stone –face. High quality synthetic materials should be as close in appearance and detail to the natural material it simulates.

Construct windows, storefronts and public doorways of wood where possible. All sides of the building should use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality, and compatible materials.



Other Elements That Add to New England Heritage: Signs

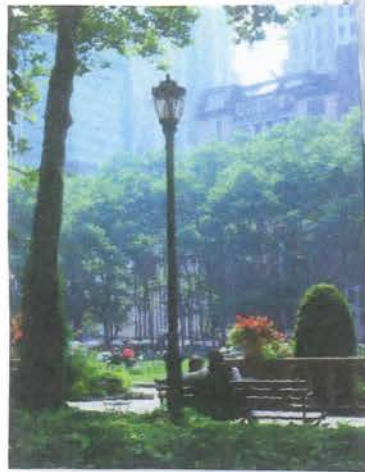
Temporary signs with a specific date of expiration, such as sandwich boards, may be allowed. Signs should be made of attractive materials consistent with the character of the district. Signs should share a common style (e.g. size, shape, material). Materials may include wood (painted or natural) stone, copper, brass, galvanized steel, painted canvas or paint engraved on façade surface.

On Mixed Use and commercial buildings, signs should be wall signs or cantilever signs mounted perpendicular to the building face and shall not exceed 8 square feet. Projecting signs enrich the character of the streetscape. Signs that project from buildings should have at least 10 feet of clearance from the ground level.



Lighting

Mendon encourages energy conservation through the use of energy efficient bulbs and the elimination of extraneous light that can spill offsite or cause glare. Avoid the use of floodlighting, wall packs, and tall light posts intended for lighting large areas. Select pedestrian-scaled light fixtures appropriate to building type and location. Lighting and light fixtures should be designed as an integral part of the streetscape. Poles and fixtures for street, parking and pedestrian lighting should be consistent with each other but need not be identical throughout the district.



Shade Trees

The aesthetics and functions of shade trees are very important to Mendon residents. Shade trees are large deciduous trees with spreading canopies, with the most popular being oaks, maples, ashes, elms, and lindens. In addition to aesthetic qualities and commercial appeal of these trees, they also have more practical benefits such as reducing heating and cooling costs, reducing heat reflected from paved areas, attracting and sustaining wildlife, converting carbon dioxide to oxygen, helping prevent soil erosion, increasing property value and much more. Therefore, preservation and protection of old shade trees as well as planting new ones is strongly encouraged.



Plantings/Landscaping

Thoughtfully designed landscaping appropriate to the context of a small New England town should include the careful use of stone walls, wood fencing, paving materials and plantings. These features can tie a structure to its landscape, define spaces and make for a pleasant pedestrian experience. Preserve mature plantings, stone walls and other historic features where possible and minimize modifications to the natural topography of the site.



Definitions

Arcade: A range of arches supported on piers or columns attached to or detached from the wall

Blank Wall: An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

Canopy: An ornamental projection, over a door, window, niche, etc.

Column: A supporting post--often round in shape--found on storefronts, porches, and balconies; may be fluted or smooth.

Cornice: The projecting uppermost portion of a wall, sometimes treated in a decorative manner with brackets.

Cupola: A small roof tower, usually rising from the roof ridge.

Dormer: A window set vertically in a structure projecting from a sloping roof.

Façade: The face of a building, especially the principal face.

Fenestration: The arrangement of windows and other openings in a wall.

Gable: The vertical triangular wall between the sloping ends of gable roof.

Gable Roof: A roof that consists of two sloping planes that meet at the ridge or peak. The planes are supported at their ends by triangular, upward extensions of walls known as gables.

Massing of the Building(s): The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk.

Parapet: The portion of an exterior wall that rises entirely above the roof, usually in the form of a low retaining wall; the parapet may be shaped or stepped.

Roof: Flat or Pitched. Pitched roofs can be: Hip, Mansard, Gambrel, Gable, and more.

Scale: A relative level or degree; to make in accordance with a particular proportion or scale with the surrounding architecture.

Storefront: The front side of a store or store building facing a street

Turrets: A small tower that projects from the wall of a building, such as a medieval castle or Baronial house. A building may have both towers and turrets; turrets might be smaller or higher but the difference is generally considered to be that a turret projects from the edge of the building, rather than continuing to the ground.

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- Town of Bedford Architectural Design Review Guidelines for Commercial and Mixed -Use Developments
- Town of Lexington, MA. Lexington Center—Design Guidelines

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Section 5.05 Village Center District (12th Draft, August 25, 2014)

Introduction

The idea of Village Center zoning has long been supported by Mendon residents. A report from the 1996 Mendon Growth Management Strategy states that, "A new village zoning district should be considered that would create village oriented land use regulations." Eighteen years later, respondents to a Master Plan Survey were almost unanimous in their desire to protect and preserve the rural and historical character of the Town. Without planning, land use changes can, in a relatively short period of time, lead to dramatic and irreversible alterations in the appearance of a community. This Village Center District can provide a blueprint for the next generations of economic, social, and physical changes in this unique historic town. It is a way to take the initiative in responding to future threats to our village. It is a way to ensure that Mendon's future is a vibrant, **pedestrian- friendly** place to live, work, and shop. Rural decision makers can direct growth in a way that benefits the community while preserving its rural heritage and traditions.

(a) Purpose and Intent

This District provides Mendon with an opportunity to meet the unique needs of a geographic area that will emerge over time. The By-Law anticipates that development and redevelopment will take place on smaller lots of different ownership and also anticipates that there may be opportunities for larger scale development. The primary purposes of a Village Center District are to implement architectural design regulation and provide flexibility in development. These purposes:

- (i) Promote economic development with the virtues of a traditional New England village;
- (ii) Manage new construction so that it is compatible with village character;
- (iii) Maintain a consistently high aesthetic design standard throughout the District;
- (iv) Encourage the growth of the local economy and jobs, including development of flexible space for small and emerging businesses and opportunities for start-up and studio type small businesses.
- (v) Preserve the District's unique historical assets;
- (vi) Encourage adaptive reuse of abandoned, vacant, or underutilized structures;
- (vii) **Manage** vehicular traffic; and
- (viii) Comply with Mendon's Master Plan.

(b) Definitions

- (i) **Approval Not Required:** Lots in a new subdivision must have the approval of the Planning Board but lots on an existing and adequate public way that meet the dimensional standards set forth in Section 2.01 of the Mendon Zoning By-Law do not need Planning Board approval.
- (ii) Conservation Restriction (CR): A legal agreement entered into between a landowner and a qualified conservation organization or a government entity. A CR is recorded with the Registry of Deeds and is in perpetuity. The CR prohibits development and other uses but can allow for certain uses that are not harmful to the land.
- (iii) Cornice: The projecting uppermost portion of a wall.

- (iv) Dormer: A window set vertically in a structure projecting from a sloping roof.
- (v) Fenestration: The arrangement, proportioning, and design of windows, doors and other exterior openings of a building.
- (vi) Gable: The vertical triangular wall between the sloping ends of a gable roof.
- (vii) Garden Apartment: A multifamily residential land use surrounded by landscaped grounds.
- (viii) Mixed Use: Retail, service, and other commercial uses on the ground floor with residential units above the non- residential space.
- (ix) Mullion: A slender, vertical element that forms a division between units of a window.
- (x) Roofline Articulation: The manner in which the roof space is broken up into different sections or planes. A varied Roofline Articulation provides visual interest.
- (xi) Studio Apartment: A small apartment usually consisting of one combined living and sleeping space, a small kitchen, and a bathroom. A Studio Apartment shall be considered to have one bedroom.

(c) Establishment

The Village Center District is hereby established and consists of those areas shown on **the map on file** with the Town Clerk and dated (insert date).

(d) Authority

The Planning Board shall act as the administering authority for any Site Plan Review and Stormwater Management procedure associated with this By-Law. See Section 4.02 of the Mendon Zoning By-Law and Chapter XXVI of the Mendon General By-Law. The Planning Board shall also serve as the Special Permit Granting Authority for any new construction or use that requires a special permit under this By-Law.

(e) Applicability

- (i) Construction of new commercial structures;
- (ii) Construction of Mixed Use, Garden Apartment or Approval Not Required residential structures;
- (iii) Construction of municipal buildings;
- (iv) Conversion of existing residential property to a commercial use or a Mixed Use;
- (v) Conversion of an existing single family home into a structure with 2 apartments or dwelling units; and
- (vi) Construction of a commercial accessory structure of more than 500 square feet.

(f) Design Standards

The design standards in this section shall be applied, where applicable, to new construction of commercial, municipal, Mixed Use, and Garden Apartment structures that are within the Village Center District. These standards do not apply to existing structures, or to additions to existing structures that are 500 square feet or less. The standards also do not apply to Approval Not Required dwelling units except to the extent that these units shall generally reflect traditional styles. Architectural elements that may be used to create architectural diversity include, but are not limited to, dormers, porches, cornices, Fenestration, **Roofline Articulation** and building materials.

- (i) All commercial buildings shall have a principal façade and entry facing a street or open space.
- (ii) Building finish materials may include, but shall not be limited to, brick or high quality brick- face, wood, stone or high quality stone –face.
- (iii) Mixed Use buildings shall articulate the façade in a manner that distinguishes the location of tenants through the use of decorative raised or depressed vertical surfaces.
- (iv) Schools and other municipal buildings shall be designed to reflect traditional early New England architectural styles.
- (v) On pitched roofs, roofs should be sloped and articulated with dormers, chimneys, and/or Gables.
- (vi) Windows shall be double hung with Mullion appearance where possible.
- (vii) **The Planning Board may reference the Architectural Design Review Guidelines for Commercial and Mixed –Use Developments for additional detail and guidance.**

(g) Site Design for New Construction

A high standard of design excellence is needed to ensure that the district appeals to the people who are going to use it and reward it with repeat visits.

- (i) Site design shall be as compact as is feasible in accordance with applicable regulations of the Mendon Board of Health and 310 CMR 15.00: The State Environmental Code Regulating Septic Systems (“Title 5”).
- (ii) Street level frontage shall be devoted to entrances and shop windows.
- (iii) More than one principle building shall be allowed on any lot, subject to issuance of a special permit.
- (iv) Common or shared driveways and parking lots are encouraged to reduce curb cuts and enhance pedestrian circulation.
- (v) At least thirty percent (30%) of the land area in a Village Center development shall remain protected open space in accordance with subsection (p) of this By-Law.
- (vi) Where residential neighborhoods or uses abut new construction within the Village Center District, appropriate transitional features shall be used and may include landscaping, open space, or parks.
- (vii) Primary entrances to proposed and existing buildings that are situated on pedestrian amenities shall have a minimum width of 10 feet.
- (viii) Sidewalks in commercial and mixed use areas shall be at least ten (10) feet to accommodate space for walking, street trees, lighting, benches, and other outdoor seating.
- (ix) Street trees of native varieties shall be planted in sufficient numbers and close enough together to form a continuous canopy at maturity. One tree type should be selected per streetscape. Trees should have a minimum diameter of 3” with a 14-16 ‘ height.
- (x) Lighting and light fixtures shall be designed as an integral part of the streetscape and shall be decorative in nature.
- (xi) Public spaces outside of buildings should provide gathering spaces, and/or parks connected by a continuous network of pedestrian routes.

- (xii) Clear pedestrian pathways shall be provided between buildings on the same lot and between buildings on adjacent lots to ensure a continuous pedestrian access throughout the district.
- (xiii) Vehicular circulation should be safe and well organized with the use and visual impact of cars minimized.
- (xiv) There shall be no more than two means of access to the development from any existing public way.
- (xv) Buildings shall be two stories or two and one half stories, with the following exception: At the discretion of the Planning Board, one story buildings with frontage on a public way may be allowed.
- (xvi) Commercial or industrial structures and uses allowed under Section 3.01 may be exempted from subsections:
 - (f), Design Standards,
 - (g), Site Design for New Construction, and
 - (h), Lot Standards, Building Setbacks, Dimensional Requirements, providing said structures and uses are set back so as not to be visible during any season of the year from any public way.

(h) Lot Standards, Building Setbacks, Dimensional Requirements

In new construction of commercial, Mixed Use, Garden Apartment and municipal structures within the Village Center District:

- (i) Setbacks shall fall within the range of 0 to 18 feet. Setbacks for new residential or commercial construction with frontage on an existing public way shall be at the discretion of the Planning Board.
- (ii) A variety of lot sizes should be provided that allow for diverse building choices. Lot sizes for single tenant buildings shall be limited to forty thousand (40,000) square feet or less.
- (iii) The Planning Board may authorize building frontage as low as forty (40) feet.
- (iv) No building shall have a footprint larger than five thousand (5,000) square feet. However, in the case of a grocery store, the Planning Board may allow a larger footprint.
- (v) Commercial and civic or institutional buildings shall abut sidewalks where possible.
- (vi) All electrical, telephone, and other utility services shall be placed underground in accordance with the regulations of the respective utility companies.
- (vii) Lot design should allow for passive solar designs for buildings. Typically this will place longer walls along an east-to-west axis.
- (viii) Unless otherwise stated in this Section 5.05, the applicable requirements of Section 2.01, Dimensional Regulations, of the Mendon Zoning By-Law shall apply.

(i) Use Provisions

- (i) Uses in existence at the time of passage of this By-Law shall be exempt from the provisions of this Section 5.05.
- (ii) An explanatory note at the end of this By-Law is indicated by an asterisk *.
- (iii) PB indicates uses requiring a special permit from the Planning Board.

- (iv) Uses for new construction of a commercial, Mixed Use, municipal, or residential structures within the Village Center District shall be as follows:

RESIDENTIAL

- 1) Single family homes and duplexes that do not require approval under the Mendon Subdivision Control Law
- 2) Garden Apartments PB
- 3) Mixed Use PB
- 4) Bed and Breakfast PB *
- 5) Conversion of an existing dwelling into 2 dwelling units.- PB

BUSINESS AND RETAIL

- 1) Retail stores, indoor sales only
- 2) Craft Shop of potter, sculptor, wood carver or similar craftsman
- 3) Artist's studio or gallery
- 4) Business or professional offices
- 5) Bank or financial Institution
- 6) Consumer repair services
- 7) Personal care services such as barber shops, beauty parlors and nail salons
- 8) Dry Cleaning establishments limited to pick up service
- 9) Restaurant or café ~~not~~ including drive-through or drive-in service
- 10) Tavern
- 11) Farmer's Market, See Note 16, Section 3.01 of Mendon Zoning By-Law
- 12) Small Hotel or Inn PB
- 13) The conversion of existing residential structures for use as retail sales or service
- 14) Retail stores other than those specified above but having similar attributes

ACCESSORY USES: RESIDENTIAL USES

- 1) Structures and uses accessory to the multi- family uses including recreational facilities and/or a community building
- 2) Customary accessory uses such as private garages for not more than 3 vehicles, storage sheds, and swimming pools
- 3) The keeping of domestic livestock, principally for enjoyment or household use in accordance with Board of Health regulations.
- 4) Portable storage containers See Note 10, Section 3.01, Mendon Zoning By-Law
- 5) Home occupations, PB, See Note 7, Section 3.01, Mendon Zoning By-Law.

INSTITUTIONAL, EDUCATIONAL AND MUNICIPAL USES

- 1) Municipal administration
- 2) Exempt child care facility, as defined, and subject to the qualifications for exemption set forth in M.G.L. c. 40A, sec. 3
- 3) Family child care home as defined and in accordance with M.G.L. c. 15D, sec. 1A. See Note 25, Section 3.01, Mendon Zoning By-Law
- 4) Community Park
- 5) Non-profit civic organizations, clubs, library or museum
- 6) Any additional agricultural, institutional, educational or religious uses that qualify for exemption set forth in MGL c. 40A, sec.3

ACCESSORY USES: NON- RESIDENTIAL

- 1) Outdoor seating associated with restaurants and cafés
- 2) ATM's;*

RECREATIONAL USES

- 1) Playing fields, trails, playground, tennis and basketball courts on municipal land
- 2) Indoor recreational and exercise facilities
- 3) Indoor commercial entertainment such as a theater, motion picture house (maximum two screens), bowling alley or other indoor amusement PB

MISCELLANEOUS USES

Earth removal as defined and in accordance with the Town of Mendon By- Laws, Chapter XIV

- (v) Site Plan Review for Village Center District structures and uses may be required under Section 4.02 of the Mendon Zoning By-Law.
- (vi) The proceedings for any special permits and the Site Plan Review shall occur in one

- consolidated special permit proceeding before the Planning Board.
- (vii) A special permit granted under this section shall lapse within 18 months, which shall not include such time required to pursue the determination of an appeal, if a substantial use thereof has not commenced except for good cause.
 - (viii) Any uses not specifically or generally permitted in the table above shall be deemed prohibited.

(j) **Signs- See Architectural Design Guidelines for further detail.**

The following requirements and standards shall apply to new construction within the Village Center District where applicable:

- (i) One free standing sign, not to exceed fifty (50) square feet in area or twenty (20) feet above ground level, identifying the name of the development and any nonresidential use thereon shall be permitted at the primary entrance to the development. Identification of an individual non-residential use shall not exceed ten percent (10%) of the total area of such sign. The base or support elements of the sign should be integrated with the surrounding environment and should incorporate ornamental landscaping where possible.
- (ii) Signs shall be externally lit from the front. Back lighting or internal illumination of signs shall not be used.
- (iii) Roof signs, and time and temperature signs are prohibited.
- (iv) The proposed location and size of all signs must be indicated at the time of submission of the final plan.
- (v) Unless otherwise stated in this By-Law, applicable regulations in Section 2.06, Sign By-Law of the Mendon Zoning By-Law shall apply.

(k) **Parking Requirements**

Recognizing that parking requirements specified in Section 2.03 of the Mendon Zoning By-Law may hamper development of village style land use, the Planning Board is authorized to reduce said parking requirements for the use/structure proposed by 10 to 50 percent.

- (i) In mixed use structures, applicants may propose a reduction in parking requirements where peak demands overlap. Parking areas shall be located in the rear or at the side of buildings. If located at the side, screening shall be provided as specified in Section 5.05 (n).
- (ii) Parking areas for shared or community use are encouraged. Reduction of impervious surfaces is strongly encouraged for parking lots with periodic uses.
- (iii) Large parking areas, greater than twenty (20) parking spaces, shall be separated by landscaped islands of eight (8) to ten (10) feet in width. Thick plantings of trees and shrubs can reduce the visual impact of parked cars and screen parking lots from pedestrian areas. These plantings can also provide shade, visual relief, and minimize glare, noise and heat.
- (iv) Parking lots must provide not less than one (1) bicycle parking space for every ten (10) motor vehicle parking spaces.
- (v) An applicant may use off-site parking to satisfy the parking requirements in accordance with the following conditions:
 - 1) Off-site parking shall be within five hundred (500) feet of the property for which it is being requested.

- 2) Off-site property spaces that are provided by a separate property owner shall be subject to a legally binding agreement that will be presented to the Planning Board as a condition of the special permit.
- (vi) Parking associated with Mixed Use or Garden Apartment units are encouraged to include electrical automotive recharge stations as technology becomes available.
- (vii) At the discretion of the Planning Board, and unless otherwise stated in this By-Law, applicable regulations set forth in Section 2.03, Off Street Parking and Loading, of the Mendon Zoning By-Law shall apply.

(l) Garden Apartments

- (i) Garden Apartments shall be allowed within the Village Center District providing that:

- 1) No building shall contain less than four (4) or more than eight (8) units.
- 2) No Garden Apartment dwelling unit shall contain more than two (2) bedrooms.
- 3) No Garden Apartment **building shall** contain more than two (2) apartments with two (2) bedrooms. **Additional dwelling units shall be one bedroom or studio apartments.**
- 4) Minimum lot size shall be sixty thousand (60,000) square feet.
- 5) Each apartment shall have its own building entrance, or a few apartments shall share a small foyer or stairwell at each building entrance.
- 6) Each apartment shall occupy only one level.
- 7) No living spaces or rooms shall be located below the finished grade of the adjoining ground.
- 8) Not more than four (4) buildings may be constructed in a group.
- 9) Apartment buildings shall have pitched roofs with dormers or roof articulation to reduce the visual impact of large surface areas.
- 10) The site shall be enhanced by trees, shrubs, ground cover, and stone walls insofar as practicable.
- 11) Apartments may be age restricted to persons **fifty (50)** years of age or older. In the case of disabled and handicapped persons with limited mobility, the Building Inspector may allow reasonable deviation from the stated standards, where necessary, to install features that facilitate access and mobility.
- 12) Within a larger scale Village Center development, Garden Apartments may be allowed in separate buildings located to the side and rear portions of a lot or lots on which the primary structure facing the street contains a vertical mix of residential and commercial uses. Placement in relation to the principal structure shall be subject to approval of the Planning Board.

- (ii) Setbacks for Garden Apartments

- 1) On each Garden Apartment site there shall be provided a minimum setback of thirty-five (35) feet from the front lot line and a minimum of thirty (30) feet from the rear lot lines.
- 2) Minimum frontage shall be **two hundred (200)** feet.
- 3) There shall be a minimum distance of forty (60) feet between residential buildings.
- 4) No open parking or driveway shall be closer than fifteen (15) feet to a wall

containing habitable space.

- 5) Where a Garden Apartment abuts a residential district, side and rear setbacks shall be increased to fifty (50) feet, which shall be retained in its natural wooded state or landscaped along the perimeter of the site abutting the residential district.
- 6) Unless otherwise stated in this By-Law, all applicable portions of Section 2.01, Dimensional Regulations, of the Mendon Zoning By-Law shall apply.

(m) Mixed Use

Mixed Use, "above the shop" type development is encouraged within the Village Center District. See **Architectural Design Guidelines** for further detail.

(n) Open Space

- (i) Open space may be reserved for active or passive recreational pursuits including but not limited to, ball fields, soccer fields, community agriculture, trail systems, and parks.
- (ii) Features that may be used within open space areas may include, without limitation, fixed benches, fixed tables, fountains, pathways, bikeways, period lighting, shade trees, perennial gardens, picnic areas, and /or trash receptacles.
- (iii) Required open space shall be protected in perpetuity with a Conservation Restriction in accordance with applicable portions of Section 3.04, of the Mendon Zoning By-Law.
- (iv) The Planning Board shall require an applicant to document ownership of open space within the proposed development, subject to any applicable regulations set forth in Section 3.04, Open Space Community By-Law of the Mendon Zoning By-Law and, if applicable, to provide a detailed maintenance schedule to ensure the long term care of open space areas.

(o) Buffer Areas and Landscaping

The Planning Board may require buffer areas at specific locations along the perimeter of new construction in a Village Center District.

- (i) Vegetation in this buffer area shall be enhanced as necessary to provide a visual barrier.
- (ii) This buffer area shall be appropriate for the proposed use along any property boundaries with an adjacent residential use, as well as screening for parking, loading and refuse storing facilities.
- (iii) Screening shall consist of combination of native plantings that are mostly evergreen. Evergreen trees shall be a minimum of 6 to 8 feet at the time of planting.
- (iv) Landscaping should be used to either enhance or buffer the visual relationship with the surrounding area.
- (v) Existing natural features should be assessed for incorporation into open space areas.
- (vi) Where considered appropriate, in the judgment of the Planning Board, walls and fences may be used in addition to plantings.

(p) Severability

If any provision of this by-law is held invalid by a court of competent jurisdiction, the remainder of the By-Law shall not be affected thereby.

Notes

- (i) Bed and Breakfast. Private, owner occupied building with no more than 5 guest rooms which include a breakfast in the room rate and which serves meals to overnight guests only. The use must not change the single family character of the dwelling.
- (ii) ATM's. ATM's that are attached to a commercial structure with a drive through option may be allowed.